

Countryside and family house comprising 5 beds, outbuildings, spacious land including various type of woods.

EXCLUSIVE



## INFORMATION

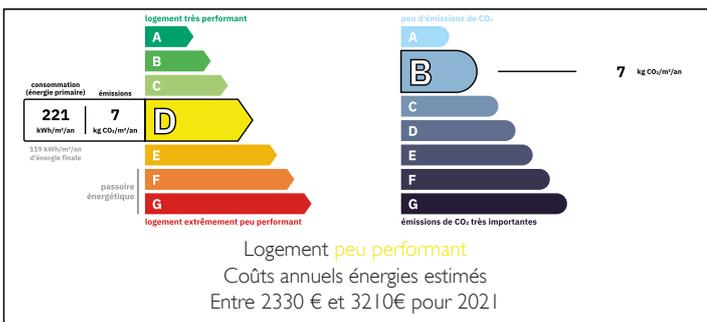
Town:	Doissat
Department:	Dordogne
Bed:	5
Bath:	3
Floor:	160 m2
Plot Size:	37906 m2



## IN BRIEF

Charming countryside house in a quiet environment, immediately habitable as a holiday or permanent home. Renovation and fittings have been carried out (kitchen, bathrooms, additional bedrooms). Spacious outbuildings are also included. Just a few minutes from a beautiful village with amenities.

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

The entrance to the house is through an enclosed veranda, an open shelter, or an independent entrance at garden level. A nice wooden door leads to the spacious living room with a fireplace. A corridor provides access to a storage cupboard, a newly tiled bathroom, separate toilets, the renovated kitchen, and the dining room with large windows. Beautiful stone flooring and exposed beams enhance this level.

The office, accessed via a wooden staircase, leads to the lower ground floor, which includes a playroom, a storeroom, a living room, a bedroom with external access, a tiled bathroom, and an independent entrance. A nice tiled floor finishes this level.

On the first floor, a corridor leads to three bedrooms with parquet flooring and wall panelling, a bathroom, and separate toilets.

An enclosed garage completes the quality features of this family home.

The outdoor area includes a large garage to restore, two open sheds, and a barn. The land, about 10 acres, includes a garden and various types of woodland.

7 minutes from a lovely village in the Périgord with amenities and a train station.

Land tax: €1,520

## LOCAL TAXES

Taxe habitation: EUR

## NOTES

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>